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in the progress of society until it became a real law court. But, forgetting that law is not to be found in this well-edited volume, we must credit it with being scholarly, careful, thorough, and interesting; and by throwing light upon the age and its institutions it is very useful to the historian, even the legal historian.

J. H. B.

INTRODUCTION TO THE LAW OF REAL PROPERTY—RIGHTS IN LAND. Being Volume II of Cases on the Law of Property, American Case-Book Series. By Harry A. Bigelow. St. Paul: West Publishing Company. 1919. pp. ix, 88; xviii, 741.

This book represents Volume II of the Cases on the Law of Property of the American Case-Book Series. It comprises two parts: first, an introduction to the law of real property of eighty-eight pages. This portion consists largely of a textbook on the elementary principles of the older law of real property down to the eighteenth century, concerning the Feudal System, Estates, Non-Possessory Interests in Land, Joint Ownership, Disseisin, Uses and Trusts. Not over half a dozen cases are printed and few cited. The aim is to state simply, and in as clear language as possible, these old doctrines for assimilation by a beginner. Professor Bigelow has done this partly in his own language and partly in that of the leading text writers. We have nothing but good to say of this task. The author's own work compares most favorably with that of his distinguished predecessors from whom he quotes.

The second and by far the greater portion of the collection consists of about 750 pages of cases on rights in land, including Rights incidental to Possession, such as Air, Land, Waters, etc.; Rights in Land of Another, Profits, Easements, Licenses; Covenants running with Land at Law and to some extent in Equity; Rents, Waste, and Public Rights. The editor states that he has yielded to the traditional method of dealing with these topics in the first year of a student's law course instead of inserting between the matter covered by his Introduction and his second part Professor Aigler's collection numbered III in the same Series on Titles. And so he has presented the collection in a shape available for beginners. At the same time, without being dogmatic, he suggests the propriety of setting the first-year man to work on the making of deeds, on leases and surrenders, and on adverse possession, before easements, covenants, and writs.

We confess our preference for the traditional method and are glad that Professor Bigelow has adapted his case-book to it. We are impressed with the importance of the beginner's studying the rights in land, such as support of land by land, air, water, surface and underground, and public rights in streams and highways, in the same year that he is considering the general principles of liability and of torts. If his teacher in torts informs him that all liability is based on fault and that *Fletcher v. Rylands* is an excrescence, he should be able to compare this with doctrines in the Property class-room. And the subject of Easements would seem, as the editor has grouped it, to be closely associated with natural rights in land. We must admit, however, that the preference is not so apparent in the important subject of covenants running with the land.

J. W.

PRESENT PROBLEMS IN FOREIGN POLICY. By David Jayne Hill. New York: D. Appleton and Company. 1919. pp. xiii, 361.

As the title indicates, this is not a law book. It is a series of papers addressed to the general public. There is, however, at least one paper appealing peculiarly